

CARSON CITY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 29, 2017, AT 5:00 PM
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

You are hereby notified that the items listed below will be considered by the Carson City Planning Commission **beginning at 5:00 p.m. on WEDNESDAY, NOVEMBER 29, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

SUP-17-164* For Possible Action: To consider a request for a Special Use Permit from David Stoops to add an accessory structure that will result in the cumulative square footage of accessory structures to exceed 75% of the size of the primary structure, and 5% of the parcel size, on property zoned Single Family 1 Acre (SF1A), located at 4444 Center Drive, APN 009-174-03. (Kathe Green)

Summary: Accessory detached structures which exceed 75% of the size of the primary structure and 5% of the land coverage require a Special Use Permit. The applicant is requesting to place a new 2,000 square foot detached accessory structure on the parcel in addition to an existing 800 square foot detached accessory structure on site. The total would be 2,800 square feet in detached accessory structures. The size of the primary structure on site is 1,992 square feet. Detached accessory structures on site would be 198% of the size of the primary structure and 6.9% of the land coverage.

ZCA-17-183 For Possible Action: To make a recommendation to the Board of Supervisors regarding an Ordinance amending Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.130, to add Tattoo Parlor to permitted uses in the Retail Commercial Zoning District. (Kathe Green)

Summary: A Tattoo Parlor is currently a conditional use requiring a Special Use Permit in the Limited Industrial zoning district. The applicant is requesting to amend the code to allow a Tattoo Parlor to be a primary permitted use in the Retail Commercial zoning district.

TSM-17-184 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Blackstone Development Group Inc. to create a 209 lot subdivision on approximately 58.5 acres within the Lompa Ranch North Specific Plan Area on property approved for Single Family 6000 (SF6) zoning, located at 2200 E. Fifth Street, APN 010-041-71. (Hope Sullivan)

Summary: The applicant is seeking Tentative Subdivision Map approval for a 209 lot subdivision on 58.5 acres. The minimum lot size is 6000 square feet. The plans also include 8.7 acres of open space and 18 acres of right-of-way. The Planning Commission makes a recommendation to the Board of Supervisors on requests for Tentative Subdivision Maps.

MPA-17-185 For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Blackstone Development Group, Inc. to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and Railroad Street, APN 010-051-44. (Hope Sullivan)

Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The proposed Specific Plan will address design standards and guidelines, as well as public services and infrastructure.

ZMA-17-186 For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment from Blackstone Development Group, Inc. to change the zoning from Agriculture (A) to Single Family 6000 (SF6) on 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and Railroad Street, APN 010-051-44. (Hope Sullivan)

Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The applicant is seeking Single Family 6000 zoning, which corresponds to the existing Master Plan land use designation of Medium Density Residential.

MPA-17-191 For Possible Action: To make recommendations to the Board of Supervisors regarding the annual Master Plan report. (Lee Plemel)

Summary: State law (NRS 278.190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan. Staff will provide the Planning Commission with information regarding past, current and future Master Plan implementation actions for the Commission's consideration.

This notice will be posted at the following locations:
City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way